012.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	765,600	/	765,600
USE VALUE:	765,600	/	765,600
ASSESSED:	765,600	/	765,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ETHELL BRIAN THOMAS
Owner 2:	
Owner 3:	
Street 1:	23 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROWE RICHARD W -
Owner 2:	-
Street 1:	23 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,239 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7239.000	224,000		541,600	765,600
Total Card	0.166	224,000		541,600	765,600
Total Parcel	0.166	224,000		541,600	765,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.62 | /Parcel: 461.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	9813
GIS Ref	
GIS Ref	
Insp Date	11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 012.0-0005-0010.0

!1223!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,000	0	7,239.	541,600	765,600	765,600	Year End Roll	12/18/2019
2019	101	FV	187,400	0	7,239.	700,900	888,300	888,300	Year End Roll	1/3/2019
2018	101	FV	188,700	0	7,239.	446,000	634,700	634,700	Year End Roll	12/20/2017
2017	101	FV	188,700	0	7,239.	407,800	596,500	596,500	Year End Roll	1/3/2017
2016	101	FV	188,700	0	7,239.	331,300	520,000	520,000	Year End	1/4/2016
2015	101	FV	176,600	0	7,239.	331,300	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	176,600	0	7,239.	302,000	478,600	478,600	Year End Roll	12/16/2013
2013	101	FV	176,600	0	7,239.	287,400	464,000	464,000		12/13/2012

PRINT

Date	Time
12/10/20	16:52:59

LAST REV

Date	Time
01/07/19	16:36:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE RICHARD W,	1511-62		7/11/2017		835,000	No	No		
ROWE RICHARD W/	1273-143		8/29/2003	Family	1	No	No		
BADE WILLIAM	1157-27		6/14/1996		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	9813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2010	2119	New Wind	6,000					REPL 14 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	Inspected	PH	Patrick H
11/16/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	189	PATRIOT
11/6/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7239		Sq. Ft.	Site		0	85.	0.88	2									541,594						541,600	

Total AC/HA:	0.16618	Total SF/SM:	7239	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	541,594	Spl Credit
Total:	541,600										

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28310215
Const Adj.:	0.98990101
Adj $ / SQ:	133.365
Other Features:	68582
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324590
Depreciation:	100623
Depreciated Total:	223967

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

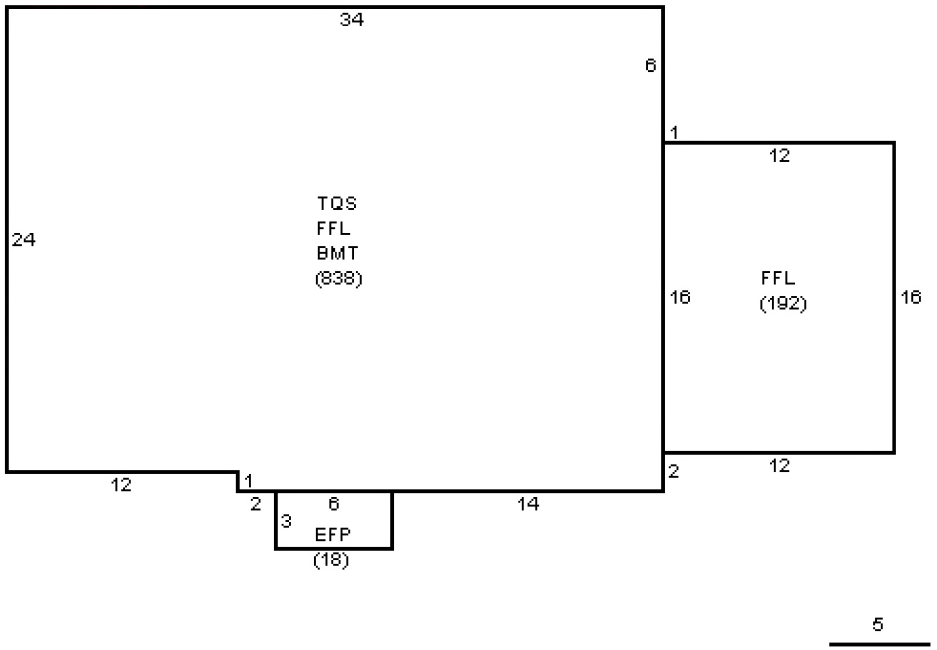
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.37
Special Features:	0	Val/Su Net:	89.07
Final Total:	224000	Val/Su SzAd	135.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,030	133.370	137,366
BMT	Basement	838	40.010	33,528
TQS	3/4 Story	629	133.370	83,820
EFP	Enclos Porch	18	71.870	1,294

Net Sketched Area:	2,515			Total:	256,008
Size Ad	1658.5	Gross Are	2724	FinArea	1659

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: